

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
James R. Epps and Robyn Epps  
4024 East Glencove Street  
Mesa, AZ 85205

P4  
mo

*for* MAR 30 2007

## WARRANTY DEED

Escrow No. **223-4838175 (KAK)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Richard Rochna, an unmarried man**, the GRANTOR does hereby convey to

**James R. Epps and Robyn Epps, as husband and wife**, the GRANTEE

The following described real property situate in **Maricopa County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

**LOT 16, THE ESTATE GROVES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 253 OF MAPS, PAGE 12.**

**Subject To:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

DATED: March 26, 2007

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

  
Richard Rochna

File No.: **223-4838175 (KAK)**  
A.P.N.: **141-32-021**

Warranty Deed - continued

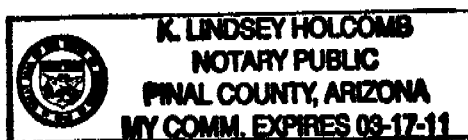
STATE OF AZ )  
County of MARICOPA ) ss.

On 3/28/07, before me, the undersigned Notary Public, personally appeared **Richard Rochna**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

  
Notary Public



Unofficial Document

File No.: **223-4838175 (KAK)**  
 A.P.N.: **141-32-021**

Warranty Deed - continued

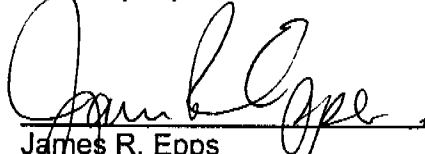
## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **03/26/2007** by and between **Richard Rochna and James R. Epps and Robyn Epps**.

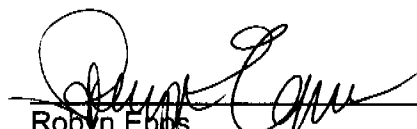
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **03/26/2007**

  
 \_\_\_\_\_  
 James R. Epps

Unofficial Document

  
 \_\_\_\_\_  
 Robyn Epps

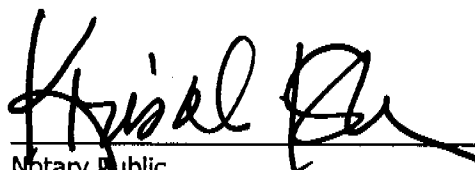
STATE OF AZ )  
 County of Maricopa ) ss.

On March 26, 2007, before me, the undersigned Notary Public, personally appeared **James R. Epps and Robyn Epps**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

01/04/2010

  
 \_\_\_\_\_  
 Notary Public

